

January 2006

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2	3	4 No Planning Commission Meeting	5 No Planning Commission Meeting	6	7
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15	16	17	18 Planning Commission Meeting <u>View Agenda</u> <u>View Speaker's List</u>	19 Planning Commission Meeting <u>View Agenda</u> <u>View Speaker's List</u>	20	21
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**Planning Commission Meetings are held in the Board Auditorium of the Government Center at
12000 Government Center Parkway, Fairfax VA 22035.
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.**

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, January 11, 2006

Posted: 08/30/05
Revised: 1/12/06

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 87-L-078 (LEE)	P.R. Restaurant Inc. & SM Properties Inc.	S. Williams	Deferred to 1/25/06 (P/H held 12/7/05)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-MV-025 (MOUNT VERNON)	Enterprise Leasing Company	S. Williams	Recommend Approval

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
RZ 2005-MA-014 & FDP 2005-MA-014 (MASON)	Robert A. Young Bannerwood Investments	A. Shriber	D/O deferred to 3/2/06 (P/H held 11/30/05)
S04-III-FC2 (SPRINGFIELD)	Ridge Top Road	M. Van Dam	Deferred to 1/26/06 (P/H from 11/9/05)
DPA 85-C-088-5 & PCA 85-C-088-7 (HUNTER MILL)	Boston Properties Limited Partnership	R. Coyle	Deferred to 2/16/06 (P/H from 1/11/06)
RZ 2005-HM-024 (HUNTER MILL)	David M. Laughlin & Charlotte H. Laughlin	S. Williams	Deferred to 3/2/06 (P/H from 12/1/05)

ITEMS WITH INTENT TO DEFER TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
PFM Amendment & ZO Amendment	Drainage divides, stormwater outfall & notification requirements		Intend to defer P/H from 1/12/06 to 1/19/06

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, January 11, 2006

*Posted: 1/3/06
Revised: 1/6/06*

KEY
**P/H – Public Hearing
D/O – Decision Only**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEM SCHEDULED FOR DECISION ONLY

SEA 87-L-078 - P.R. RESTAURANT INC. AND SM PROPERTIES INC., T/A PORTALES RESTAURANT - Appl. under Sect. 9-609 of the Zoning Ordinance to amend SE 87-L-078 previously approved for parking in an R-District to permit a change in development conditions including a change in hours of operation. Located at 6148 Franconia Rd. on approx. 1.27 ac. of land zoned C-5, R-3 and HC. Tax Map 81-3 ((4)) 5A pt. and 5B1. **LEE DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2005-HM-024 - DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.10 dwelling units per acre (du/ac). Located on the W. side of Beulah Rd. approx. 200 ft. N. of its intersection with Delancey Dr. on approx. 41, 448 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 28-4 ((1)) 57 pt. **HUNTER MILL DISTRICT. INTEND TO DEFER P/H TO 3/2/06**

SE 2005-MV-025 - ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT-A-CAR - Appl. under Sect. 5-504 of the Zoning Ordinance to permit a vehicle rental establishment. Located at 7500 Fullerton Rd. on approx. 1.16 ac. of land zoned I-5. Tax Map 99-1 ((7)) 2A. **MOUNT VERNON DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 11, 2006

DECISION ONLY:

SEA 87-L-078 - P.R. RESTAURANT INC. AND SM PROPERTIES INC., T/A PORTALES
RESTAURANT (P/H on 12/07/05)

DEFERRALS:

RZ 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC
FDP 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC
(P/H on 11/30/05) - D/O to 3/02/06

PCA 85-C-088-07 - BOSTON PROPERTIES LIMITED PARTNERSHIP (Hunter Mill District)
DPA 85-C-088-05 - BOSTON PROPERTIES LIMITED PARTNERSHIP " " - P/H to 2/16/06

RZ 2005-HM-024 - DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN - P/H to 3/02/06

S04-III-FC2 - OUT-OF-TURN PLAN AMENDMENT (Springfield District) - P/H to 1/26/06

SE 2005-MV-025 - ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT-A-CAR

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, January 12, 2006

Posted: 10/31/05
Finalized: 1/13/06

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

Withdrawal of APR-05-I-16A, Braddock District accepted by Commission

Committee Meeting: School Facilities Committee will meet on Wednesday, January 18, 2006 at 7:30 pm in the Board Conference Room. Topic of discussion will be the school's Capital Improvement Program.

PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-SU-007 (SULLY)	Korean Central Presbyterian Church Trustees	T. Swagler	Defer D/O to 1/26/06

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PFM Amendments (Comm. Wilson) (COUNTYWIDE)	Natural drainage divides, stormwater outfall, and expanded public notification requirements for subdivision plats, plans, and site plans	J. Leavitt	P/H to 1/19/06 (Cont'd from 12/8/05)
PCA 1998-PR-027 & FDPA 1998-PR-027	Fairfax County Board of Supervisors	J. Papp	Intent to Defer to 2/22/06 (Moved from 2/2/06)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, January 12, 2006

Posted: 1/3/06

KEY
P/H – Public Hearing
D/O – Decision Only

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEM SCHEDULED FOR PUBLIC HEARING

SE 2005-SU-007 - KOREAN CENTRAL PRESBYTERIAN CHURCH TRUSTEES - Appl. under Sect. 3-C04 of the Zoning Ordinance to permit a place of worship with a nursery school and private school of general education. Located at 15308 Compton Rd., 15315, 15403, and 15451 Lee Hwy. on approx. 80.22 ac. of land zoned R-C and WS. Tax Map 64-1 ((1)) 8, 9, 25, 26, and 27; 64-1 ((3)) 16; 64-2 ((3)) 18; 64-2 ((5)) 1, 2, and 3. **SULLY DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, January 12, 2006

Posted: 1/12/06
Finalized: 1/13/06

KEY
P/H – Public Hearing
D/O – Decision Only

SE 2005-SU-007 - KOREAN CENTRAL PRESBYTERIAN CHURCH TRUSTEES

- | | |
|--|--|
| 1. Donna Bradford
15509 Lee Highway
Centreville, VA 20121 | 11. Jeff Lohr
5400 Lighting Drive
Haymarket, VA 20169 |
| 2. Danny C. Ro
3189 Lindenwood Lane
Fairfax, VA 22031 | 12. Amado Fernandez
4610 Star Flower Drive
Chantilly, VA 20151 |
| 3. Hyung Sohn
312 Owaissa Road
Vienna, VA 22180 | 13. Judith Heisinger
7401 Bull Run Drive
Centreville, VA 20121 |
| 4. Bruce Oliver
5421 Point Longstreet Way
Burke, VA 22015 | 14. Young Ho Chang
13406 Trey Lane
Clifton, VA 20124 |
| 5. Jane Luba
14213 Rock Canyon Drive
Centreville, VA 20121 | 15. Peter W. Rim
5966 Water Flow Court
Centreville, VA 20121 |
| 6. Frank Ojeda
Rock Hill Civic Association
5280 Chandley Farm Circle
Centreville, VA 20120 | 16. Won Sang Lee
8433 Reflection Lane
Vienna, VA 22182 |
| 7. John Connolly
2002 North Leesburg Court
Sterling, VA 20164 | 17. Joe Fernandez
6138 Redwood Square Center
Suite 203
Centreville, VA 20121 |
| 8. James Lim
3168 Colchester Brook Lane
Fairfax, VA 22031 | 18. Rev. Lorenzo Vaughan
15211 Compton Road
Centreville, VA 20122 |
| 9. Peter C. Williams
Cub Run Memorial Gardens
510 King Street, Suite 416
Alexandria, VA 22314 | 19. Jennifer Aiello
Centreville Presbyterian Church
15450 Lee Highway
Centreville, VA 20122 |
| 10. Mark McConn
Sully District Council of Citizens Associations
7408 Bull Run Drive
Centreville, VA 20121 | 20. Chris Kim
10623 Donovans Hill Dr
Fairfax Station, VA |
| | 21. Marvin Powell
Address Unknown
Centreville, VA |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, January 18, 2006

Posted: 8/30/05
Revised: 1/19/06

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

Election of Planning Commission Officers

Announcement of Transportation Committee meeting, 1/25/06 @ 7:30 p.m., Board Conference Room

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-D05-37	Omnipoint, I-495 & GW Memorial Parkway	Concur

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-SU-026 & SE 2005-SU-023 (SULLY)	Sully North Investments	A. Shriber	Recommend Approval Recommend Approval
ZO Amendment (Commissioner Alcorn) (COUNTYWIDE)	ADU Ordinance	D. Pesto	P/H held; defer D/O to 1/26/06
RZ 2004-SU-029 (SULLY)	Stanley Martin Homebuilding LLC	T. Swagler	P/H held; defer D/O to 2/1/06

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Wednesday, January 18, 2006
Page 1 of 2**

Posted: 1/6/06

KEY
**P/H – Public Hearing
D/O – Decision Only**

- 7:30 p.m.** The School Facilities Committee will meet in the Board Conference Room to discuss the School Board's proposed Capital Improvement Program for public schools.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT ORDINANCE) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Set forth the provisions applicable to the conversion of rental affordable dwelling units to for-sale affordable dwelling units, including factors related to the control period, ownership of the units, parking, use of amenities, mix of units, and administration; extend the control period from 15 years for for-sale units and 20 years for rental units to 30 years for both types of units, with the for-sale units having a renewable term for each resale that occurs within a control period; grant the Fairfax County Redevelopment and Housing Authority the right to purchase any ADU that is offered for resale and establish a 1 ½ percent marketing and transaction allowance for units purchased and resold by the Fairfax County Redevelopment and Housing Authority; eliminate the option for new developments to buy out of the Affordable Dwelling Unit Program after ten years in the rental program; and exclude the floor area for affordable and market rate bonus units from the floor area ratio calculations in the PRM District. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

RZ 2005-SU-026 - SULLY NORTH INVESTMENTS LC - Appl. to rezone from R-1, I-3, AN, and WS to I-5, AN, and WS to permit office use with a Floor Area Ratio (FAR) of .03 on a portion of a larger office complex with an overall FAR of .5. Located on the S. side of Wall Rd. approx. 800 ft. W. of its intersection with Centreville Rd. on approx. 13.54 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 34-2 ((1)) 33 pt. and 34 pt. (Concurrent with SE 2005-SU-023.) **SULLY DISTRICT.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Wednesday, January 18, 2006
Page 2 of 2**

Posted: 1/6/06

KEY
**P/H – Public Hearing
D/O – Decision Only**

SE 2005-SU-023 - SULLY NORTH INVESTMENTS LC - Appl. under Sect. 9-607 of the Zoning Ordinance to permit an increase in building height from 75 ft. up to a maximum of 150 ft. Located on the S. side of Wall Rd. approx. 800 ft. W. of Centreville Rd. on approx. 27.27 ac. of land zoned I-5, WS, and AN. Tax Map 34-2 ((1)) 34. (Concurrent with RZ 2005-SU-026.)
SULLY DISTRICT.

RZ 2004-SU-029 - NVP, INC. - Appl. to rezone from R-1 and WS to R-3 and WS to permit residential development at a density of 2.45 dwelling units per acre (du/ac). Located on the E. side of Wharton La. approx. 50 ft. S. of its intersection with Pickwick Rd. on approx. 3.68 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 54-4 ((1)) 23 and 54-4 ((4)) 3A. **SULLY DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, January 18, 2006

Posted: 1/18/06
Finalized: 1/19/06

KEY
P/H – Public Hearing
D/O – Decision Only

ADMINISTRATIVE ITEM:

Planning Commission election of officers

FEATURE SHOWN:

FS-D05-37 - Omnipoint Communications, I-495 and GW Memorial Parkway (Deadline 1/31/06)

ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT ORDINANCE) (Alcorn)

1. Lynne Strobel, Esquire
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard 13th Floor
Arlington, VA 22201

RZ 2005-SU-026 - SULLY NORTH INVESTMENTS LC
SE 2005-SU-023 - SULLY NORTH INVESTMENTS LC

NO SPEAKERS

RZ 2004-SU-029 - NVP, INC.

- | | |
|---|--|
| <ol style="list-style-type: none">1. Doug Garrell
St. John's Episcopal Church
13523 Moss Glen Road
Clifton, VA 201242. Claudette Ward
Historic Centreville Society
5270 Tractor Lane
Fairfax, VA 220303. John McAnaw, President
Bull Run Civil War Round Table
5326 Gainsborough Drive
Fairfax, VA 220324. Richard Young
4670 Luxberry Drive
Fairfax, VA 22032 | <ol style="list-style-type: none">5. Nancy Anwyll
7715 Jewelweed Court
Springfield, VA 221526. Dale Maschino
7710 Falstaff Court
McLean, VA 221027. Ed Wenzel, Officer
Chantilly Battlefield Association
643 Hillcrest Drive, SW
Vienna, VA 221808. Cheryl-Ann Repetti
Friends of Historic Centreville
5415 Goldmoore Court
Centreville, VA 201209. Scott Legros
5527 Wharton Lane
Centreville, VA 20120 |
|---|--|

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, January 19, 2006

Posted: 8/30/05
Revised: 1/20/06

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-M05-39	Omnipoint Communications facility located at Broyhill Crest Recreation Club, LLC	Concur

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-LE-027 (LEE)	Olivet Episcopal Church	J. Moss	Recommend Approval
PCA 85-S-061-04 (SULLY)	Copt Parkstone, LLC	J. D. Moss	Recommend Approval
PFM Amendments (Comm. Wilson) (COUNTYWIDE)	Natural drainage divides, stormwater outfall, and expanded public notification requirements for subdivision plats, plans, and site plans	J. Leavitt	P/H held; defer D/O to 1/26/06 (Cont'd from 12/8/05)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Thursday, January 19, 2006
Page 1 of 2

Posted: 1/6/06

KEY
P/H – Public Hearing
D/O – Decision Only

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, JANUARY 19, 2006**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

PUBLIC FACILITIES MANUAL AMENDMENTS (continuation of public hearing from December 9, 2005) - The proposed amendments addresses issues related to natural drainage divides, stormwater outfall, and expanded public notification requirements. Pursuant to the authority granted by *Virginia Code* Section 15.2-2241 and 10.1-562, the amendments revise Chapter 6 of the Public Facilities Manual (PFM) and Chapter 101 (Subdivision Ordinance) and Chapter 112 (Zoning Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The drainage divides amendment revises Sect. 6-0202 of the PFM. The proposed amendment allows the Director of the Department of Public Works and Environmental Services to approve a diversion of surface drainage in certain instances subject to the engineering requirements set forth in the amendment that require no adverse impact on adjacent or downstream properties. Two options are proposed. One option would not permit a diversion across a Watershed boundary depicted on the County Map of Watersheds. The other option would permit a diversion across a Watershed boundary depicted on the County Map of Watersheds under certain circumstances. The stormwater outfall amendment revises Chapter 6 of the PFM regarding stormwater outfall requirements, including clarification of the required extent of downstream review and the addition of options that require demonstration of no adverse impact with an incremental improvement of an outfall. The expanded public notification amendments address issues related to notification requirements for subdivision plats, plans, and site plans. The proposed amendments to the Subdivision Ordinance increase the number and extent of adjoining property owners required to be notified, add a requirement for notification of civic associations, require additional descriptive information and a reduction of the plan for the proposed development be included in notices, and change the timing of notification of adjoining property owners for proposed subdivisions subject to a proffered generalized development plan, proffered or approved final development plan, or approved special exception plat for a cluster subdivision or waiver of minimum lot size by requiring that notification of adjoining property owners be provided with the subdivision construction plan instead of the final plat. The proposed amendments to the Zoning Ordinance increase the number and extent of adjoining property owners required to be notified, add a requirement for notification of civic associations, and require additional descriptive information and a reduction of the plan for the proposed

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, January 19, 2006
Page 2 of 2**

Posted: 1/6/06

**KEY
P/H – Public Hearing
D/O – Decision Only**

development be included in notices. Copies of the full text of the aforementioned proposed amendments and staff report are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE.**

RZ 2005-LE-027 - OLIVET EPISCOPAL CHURCH - Appl. to rezone from R-1, R-2, C-5, and HC to C-2 and HC to permit a place of worship with an overall Floor Area Ratio (FAR) of 0.18. Located in the S.W. quadrant of the intersection of Franconia Rd. and Beulah St. on approx. 2.23 ac. of land. Comp. Plan Rec: Gov./Inst. Tax Map 81-3 ((5)) 1B. **LEE DISTRICT.**

PCA 85-S-061-04 - COPT PARKSTONE, LLC - Appl. to amend the proffers for RZ 85-S-061 previously approved for industrial development to permit site modifications with an overall Floor Area Ratio (FAR) of .21. Located on the W. side of Parkstone Dr., S. of Conference Center Dr. and N. of Braddock Rd. on approx. 14.77 ac. of land zoned I-3 and WS. Comp. Plan Rec: Office/Industrial mix with an overall FAR of .50. Tax Map 43-4 ((6)) 27 pt. and 37A. **SULLY DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, January 19, 2006

Posted: 1/19/06

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN: FS-M05-39, Omnipoint Communications, Broyhill Crest Recreation Club

PCA 85-S-061-04 - COPT PARKSTONE, LLC (Sully District)

RZ 2005-LE-027 - OLIVET EPISCOPAL CHURCH

PUBLIC FACILITIES MANUAL & ZONING ORDINANCE AMENDMENTS (NATURAL DRAINAGE DIVIDES, ADEQUATE OUTFALL, AND NOTIFICATION REQUIREMENTS)
(Continuation of public hearing.)

- | | |
|---|--|
| 1. Becky Cate
8119 West Chester Drive
Vienna, VA 22182 | 6. Cate Jenkins
3029 Mission Square Drive
Fairfax, VA 22031 |
| 2. Deborah Reyher
Oakdale Park Civic Association
8628 Redwood Drive
Vienna, VA 22180 | 7. Cathy Saunders
1350 Beverly Road #115-194
McLean, VA 22101 |
| 3. Teresa Champion
Middle Valley Civic Association
8100 Backlash Court
Springfield, VA 22153 | 8. Pete Rigby
13705 Stonehunt Court
Clifton, VA 20124 |
| 4. Frank Crandall
EQAC & McLean Citizens Association
Environment Committee
900 Turkey Run Road
McLean, VA 22101 | 9. Mike Albright
603 Plum Street SW
Vienna, VA 22180 |
| 5. Fran Wallingford
3311 Mantua Drive
Fairfax, VA 22031 | 10. Mike Rolband
National Association of Industrial &
Office Properties
14088 Sully Field Circle
Chantilly, VA 20151 |

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, January 25, 2006

Posted: 10/20/05
Revised: 1/26/06

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FSA-H02-15-1	T-Mobile, 13865 Sunrise Valley Drive	Concur
FS-S05-38	Omnipoint, 4608 West Ox Road	Concur

DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 87-L-078 (LEE)	P.R. Restaurant Inc. & SM Properties Inc.	S. Williams	Recommend Approval

PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 84-L-020-20 & FDPA 84-L-020-2-11 (reactivated) (LEE)	Apple Federal Credit Union & Kohl's Department Stores, Inc.	G. Chase	Defer D/O to 1/26/06 Defer D/O to 1/26/06
FDPA 81-M-092-2 (MASON)	Donald and Judith Weiss	C. Lee	Approved

DEFERRALS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Scheduling Notes</u>
RZ 2005-LE-010 & FDP 2005-LE-010 (LEE)	Eastwood Properties, Inc.	S. Williams	Deferred to 3/2/06 (Moved from 11/16/05)
RZ/FDP 2004-LE-043 (LEE)	Eastwood Properties, Inc.	P. Braham	Deferred to 3/2/06 (Moved from 11/16/05)

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

Wednesday, January 25, 2006

Posted: 1/6/06

KEY
P/H – Public Hearing
D/O – Decision Only

- 7:30 p.m.** The Transportation Committee will meet in the Board Conference Room to receive updates on the Transportation Element of the Comprehensive Plan and Phase I of the Dulles Rail project.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2005-LE-010/FDP 2005-LE-010 - EASTWOOD PROPERTIES, INC. - Appls. to rezone from R-1 to PDH-8 to permit residential development at a density of 6.59 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Beulah St. approx. 200 ft. S. of its intersection with Franconia Springfield Pkwy. on approx. 3.34 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 91-1 ((1)) 13-17. **LEE DISTRICT.**

RZ 2004-LE-043/FDP 2004-LE-043 - EASTWOOD PROPERTIES, INC. - Appls. to rezone from R-1 to PDH-8 to permit residential development at a density of 7.8 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Franconia Springfield Pkwy. approx. 1,000 ft. W. of Beulah St. on approx. 2.32 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 91-1 ((1)) 12, 18, 19, and 20. **LEE DISTRICT.**

PCA 84-L-020-20/FDPA 84-L-020-02-11 - APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT STORES, INC. - Appls. to amend the proffers and final development plan for RZ 84-L-020 previously approved for commercial retail development to permit an addition to an existing retail building and to add a freestanding building to include a bank with drive-thru, eating establishment, office uses, and establishment of a commuter parking lot with an overall Floor Area Ratio (FAR) of 0.28. Located in the N.E. quadrant of the intersection of King Centre Dr. and Sir Viceroy Dr. on approx. 10.55 ac. of land zoned PDC. Comp. Plan Rec: Commercial/Mixed Use. Tax Map 91-2 ((1)) 32C and 32E. **LEE DISTRICT.**

FDPA 81-M-092-02 - DONALD A. WEISS AND JUDITH A. WEISS - Appl. to amend a portion of the final development plan for RZ 81-M-092 previously approved for residential development to permit a modification to the minimum required yard on a single-family detached lot. Located at 4501 Highland Green Ct. on approx. 5,375 sq. ft. of land zoned PDH-8. Tax Map 72-1 ((26)) (2) 37. **MASON DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Wednesday, January 25, 2006

Posted: 1/25/06
Finalized: 1/26/06

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

SEA 87-L-078 - P.R. RESTAURANT INC. AND SM PROPERTIES INC., T/A PORTALES
RESTAURANT (P/H on 12/07/05)

DEFERRALS:

RZ 2005-LE-010 - EASTWOOD PROPERTIES, INC. - P/H to 3/02/06
FDP 2005-LE-010 - EASTWOOD PROPERTIES, INC. - " "
RZ 2004-LE-043 - EASTWOOD PROPERTIES, INC. - " "
FDP 2004-LE-043 - EASTWOOD PROPERTIES, INC. - " "

FEATURES SHOWN:

FSA-H02-15-1 - T-Mobile, 13865 Sunrise Valley Drive (Deadline 2/19/06)
FS-S05-38 - Omnipoint Communications CAP Operations LLC, 4608 West Ox Road (Deadline 2/26/06)

FDPA 81-M-092-02 - DONALD A. WEISS AND JUDITH A. WEISS (Koch)

NO SPEAKERS

PCA 84-L-020-20 - APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT STORES, INC.
FDPA 84-L-020-02-11 - APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT
STORES, INC.

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, January 26, 2006

Posted: 10/20/05
Revised: 1/30/06

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

The Policy and Procedures Committee will meet on Wednesday, February 1, 2006 @ 7:30pm in the Board Conference Room to discuss the Residential Parking Ordinance.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-V05-40	Omnipoint Communications, 8268T Burning Forest Ct.	Concur

DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2005-SU-007 (SULLY)	Korean Central Presbyterian Church Trustees	T. Swagler	Recommend Approval
ZO Amendment (Commissioner Alcorn) (COUNTYWIDE)	ADU Ordinance	D. Pesto	Recommend Approval
PFM Amendments (Comm. Wilson) (COUNTYWIDE)	Natural drainage divides, stormwater outfall, and expanded public notification requirements for subdivision plats, plans, and site plans	J. Leavitt	Recommend Approval
PCA 84-L-020-20 & FDPA 84-L-020-2-11 (reactivated) (LEE)	Apple Federal Credit Union & Kohl's Department Stores, Inc.	G. Chase	Recommend Approval Approved

PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
ZO Amendment (Comm. Hart) (COUNTYWIDE)	Photographic Submissions	L. Kirst	Recommend Approval
2232-B05-23 (was 2232-B05-21) (BRADDOCK)	Cingular Wireless & T-Mobile (4700 Medford Drive)	L. Hush	P/H held; defer D/O to 2/1/06
S04-III-FC2 (SPRINGFIELD)	Ridge Top Road	M. Vandam	P/H held; defer D/O to 2/22/06 (P/H from 1/11/06)

DEFERRALS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
RZ 2005-LE-017 & FDP 2005-LE-017 (LEE)	Christopher Management, Inc.	C. Lewis	P/H to 2/22/06 (P/H from 12/8/05)
SE 2005-PR-009 (PROVIDENCE)	Sunrise Assisted Living Partnership (10322/10300 Blake Lane)	P. Braham	P/H to 3/23/06 (P/H from 12/8/05)

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 26, 2006
Page 1 of 3

Posted: 1/6/06
Revised: 1/26/06

KEY
P/H – Public Hearing
D/O – Decision Only

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT

ORDINANCE) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Set forth the provisions applicable to the conversion of rental affordable dwelling units to for-sale affordable dwelling units, including factors related to the control period, ownership of the units, parking, use of amenities, mix of units, and administration; extend the control period from 15 years for for-sale units and 20 years for rental units to 30 years for both types of units, with the for-sale units having a renewable term for each resale that occurs within a control period; grant the Fairfax County Redevelopment and Housing Authority the right to purchase any ADU that is offered for resale and establish a 1 ½ percent marketing and transaction allowance for units purchased and resold by the Fairfax County Redevelopment and Housing Authority; eliminate the option for new developments to buy out of the Affordable Dwelling Unit Program after ten years in the rental program; and exclude the floor area for affordable and market rate bonus units from the floor area ratio calculations in the PRM District. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

PUBLIC FACILITIES MANUAL AMENDMENTS (continuation of public hearing from December 9, 2005) - The proposed amendments addresses issues related to natural drainage divides, stormwater outfall, and expanded public notification requirements. Pursuant to the authority granted by *Virginia Code* Section 15.2-2241 and 10.1-562, the amendments revise Chapter 6 of the Public Facilities Manual (PFM) and Chapter 101 (Subdivision Ordinance) and Chapter 112 (Zoning Ordinance) of The Code of the County of Fairfax, Virginia (County Code). The drainage divides amendment revises Sect. 6-0202 of the PFM. The proposed amendment allows the Director of the Department of Public Works and Environmental Services to approve a diversion of surface drainage in certain instances subject to the engineering requirements set forth in the amendment that require no adverse impact on adjacent or downstream properties. Two options are proposed. One option would not permit a diversion across a Watershed boundary depicted on the County Map of Watersheds. The other option would permit a diversion across a Watershed boundary depicted on the County Map of Watersheds under certain circumstances. The stormwater outfall amendment revises Chapter 6 of the PFM regarding stormwater outfall requirements, including clarification of the required extent of downstream review and the addition of options that require demonstration of no adverse impact with an incremental improvement of an outfall. The expanded public notification amendments address issues related to notification requirements for subdivision plats, plans, and site plans. The proposed amendments to the Subdivision Ordinance increase the number and extent of adjoining property owners required to be notified, add a requirement for notification of civic associations, require additional descriptive information and a reduction of the plan for the proposed

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Thursday, January 26, 2006
Page 2 of 3

Posted: 1/6/06
Revised: 1/26/06

KEY
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development be included in notices, and change the timing of notification of adjoining property owners for proposed subdivisions subject to a proffered generalized development plan, proffered or approved final development plan, or approved special exception plat for a cluster subdivision or waiver of minimum lot size by requiring that notification of adjoining property owners be provided with the subdivision construction plan instead of the final plat. The proposed amendments to the Zoning Ordinance increase the number and extent of adjoining property owners required to be notified, add a requirement for notification of civic associations, and require additional descriptive information and a reduction of the plan for the proposed development be included in notices. Copies of the full text of the aforementioned proposed amendments and staff report are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. **COUNTYWIDE.**

PCA 84-L-020-20/FDPA 84-L-020-02-11 - APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT STORES, INC. - Appls. to amend the proffers and final development plan for RZ 84-L-020 previously approved for commercial retail development to permit an addition to an existing retail building and to add a freestanding building to include a bank with drive-thru, eating establishment, office uses, and establishment of a commuter parking lot with an overall Floor Area Ratio (FAR) of 0.28. Located in the N.E. quadrant of the intersection of King Centre Dr. and Sir Viceroy Dr. on approx. 10.55 ac. of land zoned PDC. Comp. Plan Rec: Commercial/Mixed Use. Tax Map 91-2 ((1)) 32C and 32E. **LEE DISTRICT.**

SE 2005-SU-007 - KOREAN CENTRAL PRESBYTERIAN CHURCH TRUSTEES - Appl. under Sect. 3-C04 of the Zoning Ordinance to permit a place of worship with a nursery school and private school of general education. Located at 15308 Compton Rd., 15315, 15403, and 15451 Lee Hwy. on approx. 80.22 ac. of land zoned R-C and WS. Tax Map 64-1 ((1)) 8, 9, 25, 26, and 27; 64-1 ((3)) 16; 64-2 ((3)) 18; 64-2 ((5)) 1, 2, and 3. **SULLY DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (PHOTOGRAPHIC SUBMISSIONS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Enhance the photographic submission requirements for special permit and special exception applications by, in addition to requiring photographs of existing structures, terrain, and vegetation, requiring photographs of the application property and abutting properties as viewed from all lot lines and street lines of the application property. If the submitted photographs were taken with a digital camera, which is preferred, a disk containing those digital photographs must also be submitted. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA**

**Thursday, January 26, 2006
Page 3 of 3**

*Posted: 1/6/06
Revised: 1/26/06*

KEY
P/H – Public Hearing
D/O – Decision Only

2232-B05-23 - NEW CINGULAR WIRELESS, OMNIPOINT COMMUNICATIONS, AND MILESTONE COMMUNICATIONS - Appl. to construct a 110' replacement light pole/monopole with 6 flush-mounted antennas and related equipment at Annandale High School, 4700 Medford Drive, Annandale. Tax Map 71-1 ((1)) 68. Area I. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. **BRADDOCK DISTRICT.**

RZ 2005-LE-017/FDP 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC. - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.67 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Old Telegraph Rd. approx. 1,400 ft. S. of its intersection with Hayfield Rd. on approx. 3.00 ac. of land. Comp. Plan Rec:2-3 du/ac. Tax Map 91-3 ((1)) 66, 67, and 68. **LEE DISTRICT.**

SE 2005-PR-009 - SUNRISE ASSISTED LIVING PARTNERSHIP - Appl. under Sect. 3-204 of the Zoning Ordinance to permit an independent living facility with 123 units at a density of 16.34 du/ac. Located at 10300 and 10322 Blake La. on approx. 7.44 ac. of land zoned R-2. Tax Map 47-2 ((1)) 66, 67A, and 70A. **PROVIDENCE DISTRICT. INTEND TO DEFER INDEFINITELY**

S04-III-FC2 – OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approximately 25 acres generally located north of Rt. 29 between Ridge Top and Waples Mill Roads (Tax Map 56-2 ((1)) 37, 37A, 39, 72A, 40 (pt.)) in the Fairfax Center Area. The area is planned for office mixed-use at 0.4 FAR at the overlay level. The Amendment will consider mixed-use development including high density residential, office, and retail use up to 1.4 FAR. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning & Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **SPRINGFIELD DISTRICT.**

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
Thursday, January 26, 2006

Posted: 1/26/06
Finalized: 1/27/06

KEY
P/H – Public Hearing
D/O – Decision Only

DEFERRALS:

RZ 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC. – P/H to 2/22/06
FDP 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC. – " " "

SE 2005-PR-009 - SUNRISE ASSISTED LIVING PARTNERSHIP – P/H to 3/23/06

DECISIONS ONLY:

SE 2005-SU-007 - KOREAN CENTRAL PRESBYTERIAN CHURCH TRUSTEES (P/H on 1/12/06)

ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT ORDINANCE) (Alcorn)
(P/H on 1/18/06)

PUBLIC FACILITIES MANUAL & ZONING ORDINANCE AMENDMENTS (NATURAL
DRAINAGE DIVIDES, ADEQUATE OUTFALL, AND NOTIFICATION REQUIREMENTS) (Wilson)
(P/H on 12/08/05 and 1/19/06)

PCA 84-L-020-20 - APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT STORES, INC.
FDPA 84-L-020-02-11 - APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT
STORES, INC. (P/H on 1/25/06)

FEATURE SHOWN:

FS-V05-40 - Omnipoint Communications CAP Operations LLC, 8268T Burning Forest Court
(Deadline 2/27/06)

ZONING ORDINANCE AMENDMENT (PHOTOGRAPHIC SUBMISSIONS) (Hart)

NO SPEAKERS

S04-III-FC2 - OUT-OF-TURN PLAN AMENDMENT (Springfield District)

- | | |
|---|--|
| 1. Jeffrey Jones
Shurgard Self Storage Centers, Inc.
11334 Lee Highway
Fairfax, VA 22030 | 2. Gregory Riegle, Esquire
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102 |
|---|--|

2232-B05-23 - NEW CINGULAR WIRELESS, OMNIPOINT COMMUNICATIONS, AND
MILESTONE COMMUNICATIONS (Annandale High School)

- | | |
|--|--|
| 1. Bill Stearns, President
Annandale High School Athletic
Boosters, Inc.
PO Box 1283
Annandale, VA 22003 | 2. Darryl Kehrer
7408 Elgar Street
Springfield, VA 22151 |
|--|--|